

Type 1

Fire Risk Assessment

Date of Assessment
22 April 2026

Date Issued to Client
30 April 2026

Recommended Reassessment Date
30 April 2027

Property Assessed

Saddler House, 2, 1-26, Stour Road,
Dagenham, RM10 7FX

UPRN

990021800

Property Classification

Level 1

Property Designation

GN-Mid Rise



Client Organisation

London Borough of Barking and Dagenham

Fire Risk Assessment Company

Savills (UK) Ltd

Responsible Person (RP)

London Borough of Barking and Dagenham

Assessment Completed by

Elvis Igbinosa

Responsible Person's Address

Barking Town Hall, 1 Town Square, Barking IG11
7LU

Assessment Checked by

Darren Williams

Assessment Approved by

John Herbison (Savills)

Document Download Date

30 April 2026

Document Version

FRA at hand-in



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1. Executive Summary

1.1 Compliance and Risk Record

Following this fire risk assessment, it is considered that the risk to life from fire at these premises is:

		CONSEQUENCE ▼		
		Slight Harm	Moderate Harm	Extreme Harm
LIKELIHOOD ▶	Low	Trivial risk	Tolerable risk	Moderate risk
	Medium	Tolerable risk	Moderate risk	Substantial risk
	High	Moderate risk	Substantial risk	Intolerable risk

On satisfactory completion of all remedial works the risk rating of this property may be reduced to: **TOLERABLE RISK**

1.2 Risk Level Definitions

In this context, a definition of the above terms is as follows:

Likelihood: Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
Consequence: Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.
Hand-In Risk Rating: Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Potential Risk Rating: Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Recommended evacuation strategy for this property	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	0	0
A	0	0	0
B	0	3	3
C	0	1	1
R	0	0	0
Man1	0	0	0
Man2	13	3	16
Man3	0	0	0
ManR	0	0	0
Totals	13	7	20

Note: See section 3.3 for the timescales associated with each priority in the table above.

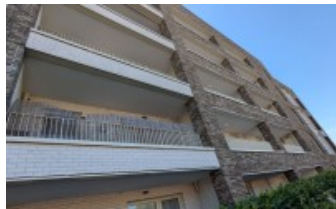
1.5 Fire Safety Systems Inventory

Assets	
Disabled evacuation aids	No
Emergency lighting	Yes
Evacuation alert system	No
Extinguishers	Not Applicable
Fire alarm system	Yes
Fire mains	Yes
Hose reels	No
Lifts for fire safety uses	No
Lightning protection	Not Applicable
Smoke control system	Yes
Sprinkler system	No



2. Action Plan

2.1 Recommendations from this Assessment

Details	Comments / Recommendations
Question: G.5b Section: House-Keeping Action ID: 1768587 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: There are private balconies present to flats. It could not be confirmed that there is a policy in place and communicated to residents on what can and cannot be stored and used on balconies. Recommendations: It should be confirmed/ensured that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use. Due date: 30/07/2026 Client status: Unassigned 

Details	Comments / Recommendations
Question: L.2a Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1768591 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It could not be confirmed that a programme of annual checks to flat entrance doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. Recommendations: It should be confirmed/ensured that a programme of annual checks to flat entrance doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. Due date: 30/07/2026 Client status: Unassigned

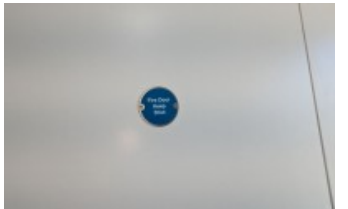
Details	Comments / Recommendations
Question: M.2a Section: Common Area Fire Doors Action ID: 1768592 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It could not be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. Recommendations: It should be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022. Due date: 30/07/2026 Client status: Unassigned



Details	Comments / Recommendations	
Question: M.7 Section: Common Area Fire Doors Action ID: 1768588 Quantity: Known (3); Potential (3) Priority: B	Comments: No suitable locking devices were provided to the services risers/cupboards. Damage to the riser cupboards locking devices located on the ground ,4th, 5th floor Recommendations: The doors noted should be provided with a suitable locking device. Due date: 30/04/2027 Client status: Unassigned	

Details	Comments / Recommendations	
Question: P.9 Section: Means of Giving Warning in Case of Fire Action ID: 1768589 Quantity: Known (1); Potential (1) Priority: B	Comments: The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off. Recommendations: An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons. Due date: 30/04/2027 Client status: Unassigned	

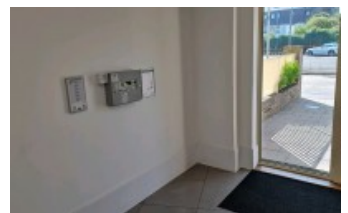
Details	Comments / Recommendations	
Question: Q.3 Section: Limiting Fire Spread Action ID: 1768590 Quantity: Known (5); Potential (5) Priority: B	Comments: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Cable penetration breaches noted throughout within all floor cupboards Recommendations: The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 60 minutes. Due date: 30/04/2027 Client status: Unassigned	

Details	Comments / Recommendations	
Question: O.2 Section: Fire Safety Signs, Notices, Plans and Information to Residents Action ID: 1768593 Quantity: Known (6); Potential (6) Priority: C	Comments: Fire door signage is missing/incorrect to the electrical riser cupboards on the 5th and 4th floors. 'Fire door keep locked' required. Recommendations: Provide 'Fire door keep locked' signage to the electrical riser cupboard fire doors as noted. Due date: 30/10/2027 Client status: Unassigned	

2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
Question: H.1 Section: Contractors Action ID: 1596160 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No information was available to confirm if fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises. Recommendations: Management should confirm/ensure that fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises. Due date: 01/08/2025 Client status: Unassigned

Details	Comments / Recommendations
Question: K.16 Section: Means of Escape Action ID: 1596161 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: There was no information available regarding arrangements in the building for means of escape for people with disabilities. Recommendations: Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example. Where a resident self-identifies with vulnerabilities that could impact their ability to escape in a fire, management should provide such assistance with PEEPs etc. as may be considered necessary. Due date: 01/08/2025 Client status: Unassigned



Details	Comments / Recommendations
Question: Q.9 Section: Limiting Fire Spread Action ID: 1596166 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: A central mechanical ventilation system is installed in the building with ventilation grills located at strategic points (ceiling vents noted within the stairwell landings). It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building. Recommendations: The central mechanical ventilation system should be confirmed as being designed and installed to prevent the transfer of fire and smoke through the building. Due date: 01/08/2025 Client status: Unassigned



Details	Comments / Recommendations	
Question: V.1 Section: Testing and Maintenance Action ID: 1596168 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out. There is a BS5839-1 category L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. Recommendations: Management should confirm/ensure that the L5 common area fire detection system (provided for control of the smoke ventilation system) is tested and serviced as required in accordance with BS 5839-1 and records kept on-site or in a central database. This should be carried out in conjunction with routine testing of the smoke ventilation system - see V.7. (See photo of fire detection panel) Due date: 01/08/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: V.7 Section: Testing and Maintenance Action ID: 1596171 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out. Recommendations: Management should confirm/ensure that the smoke control system is actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually in accordance BS 9999 and records kept on-site or in a central database. Due date: 01/08/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: V.8 Section: Testing and Maintenance Action ID: 1596172 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out. Recommendations: Management should confirm/ensure that the access control system is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database. Due date: 01/08/2025 Client status: Unassigned	



Details	Comments / Recommendations	
Question: V.4 Section: Testing and Maintenance Action ID: 1596170 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out. Fire mains Recommendations: Management should confirm/ensure that the fire mains are inspected six monthly and tested/serviced annually in accordance with BS 9990 and records kept on-site or in a central database. Due date: 01/08/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: V.9 Section: Testing and Maintenance Action ID: 1596173 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No information was available to confirm that the drop key override switch facility for the Fire and Rescue Service is regularly checked to ensure that it remains operational. Recommendations: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database. Due date: 01/08/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: O.1a Section: Fire Safety Signs, Notices, Plans and Information to Residents Action ID: 1596163 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It could not be confirmed that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents. Recommendations: Management should confirm that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents. Due date: 01/08/2025 Client status: Unassigned	



Details	Comments / Recommendations
Question: O.2a Section: Fire Safety Signs, Notices, Plans and Information to Residents Action ID: 1596164 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It could not be confirmed that fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is required to be provided to new residents when they first move in and reissued annually to all residents. Recommendations: Management should confirm that it provides information about fire doors, as required by the Fire Safety (England) Regulations 2022, to new residents when they move in and reissue this to all residents annually. The fire door information provided should be to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person. Due date: 01/08/2025 Client status: Unassigned

Details	Comments / Recommendations
Question: P.5a Section: Means of Giving Warning in Case of Fire Action ID: 1596165 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It could not be confirmed that there is a rolling programme in place to check that flats are fitted with an adequate Grade D LD3 (or better) smoke alarm system. Recommendations: Management should ensure that an ongoing rolling programme of checks is in place to confirm that all flats in this General Needs block are fitted with a working smoke alarm of at least Grade D LD3 standard. If new systems are required to be installed these should be to Grade D1 LD2 standard, in accordance with BS 5839-6:2019. Due date: 01/08/2025 Client status: Unassigned

Details	Comments / Recommendations
Question: Q.13d Section: Limiting Fire Spread Action ID: 1596167 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: The external wall construction of the building could not be assessed as sufficiently low risk as part of this Type 1 assessment (GN - Mid Rise). A specialist survey will be required. Recommendations: Management should arrange for an assessment of the external wall construction to be completed by a specialist consultant. The findings of this assessment should be shared with Savills so that any impact on fire safety can be considered prior to a review of this FRA. Due date: 01/08/2025 Client status: Unassigned



Details	Comments / Recommendations
Question: W.5 Section: Records Action ID: 1596174 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It could not be confirmed if there is a manual or digital system in place, locally or centrally, to record relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment. Recommendations: Management should confirm/ensure that there is a manual or digital system in place, locally or centrally, to record relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment. Due date: 01/08/2025 Client status: Unassigned



3. Introduction

3.1 Limitations of this Assessment

Scope

This fire risk assessment (FRA) has been undertaken based on the Fire Risk Assessment Company's understanding of the building's current design, use, fire strategy and evacuation procedures. It provides an assessment of the risk to life from fire and does not address building or property protection, or business continuity. This report is not an assurance against risk and is based on the best judgement of the Fire Risk Assessment Company.

This FRA may rely on information supplied by others and no liability is accepted for the accuracy of such information. Where information has been provided (e.g. regarding corporate policies and procedures or systems maintenance) this will be considered as confirming compliance unless evidence to the contrary is found during the assessment.

Assessment Types

The assessment type is stated on the cover page and footers within the report. For residential fire risk assessment there are four assessment types defined in government issued guidance:

- a) Type 1 – A non-intrusive fire risk assessment of the common parts with (where possible and appropriate) sample inspections of flat entrance doors, service risers and accessible void spaces. This is the basic fire risk assessment required for the purposes of the Fire Safety Order (FSO)
- b) Type 2 – In addition to the Type 1 assessment this includes a degree of intrusive inspection to the common parts carried out on a sampling basis. This usually requires the presence of a contractor to open up construction and make good after inspection.
- c) Type 3 – In addition to the Type 1 assessment this includes a non-intrusive inspection within a sample of flats. Consideration will be given to the arrangements for means of escape and fire detection (normally smoke alarms) within the flats sampled, and fire resistance of internal doors if applicable. These matters are beyond the scope of the FSO
- d) Type 4 – This has the same scope of work as a Type 3 but includes a degree of intrusive inspection in both the common parts and flats, carried out on a sampling basis. A Type 4 can be completed as a full report including all aspects of a Type 1, or be carried out as a full review of a preceding Type 1 with additional questions to cover the increased scope of work. Alternatively, a Type 4 can be stand alone and only cover the intrusive inspection elements required to common parts and sample flats.

Third Parties

Information contained in this report should not be relied upon and used by third parties without the express permission of the Fire Risk Assessment Company.

Review

This FRA should be subject to review not later than the Recommended Reassessment Date stated in the report or when:

- a) material alterations to the premises take place;
- b) a significant change occurs in the matters taken into account when the FRA was carried out;
- c) a significant change to fire precautions occurs; or
- d) there is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of a fire).



Please Note: A Type 4 assessment does not generally require a review, particularly where it has been completed as a stand alone report. Where a Type 4 has incorporated a full Type 1 assessment the review cycle will be as per that expected for the Type 1.

This FRA may identify areas to which access was not available during the inspection. In certain instances, the Fire Risk Assessment Company may have made specific recommendations for further inspection in the report, however, as general guidance it is recommended that any areas not accessed are inspected as soon as possible.

External Walls

Assessment of external wall construction and building structure is required for multi-occupied residential buildings, but is a specialist area usually beyond the remit of fire risk assessors. In addition, the level of intrusive access required for complete assessment is impossible to achieve during a non-intrusive FRA. The Fire Risk Assessment Company will therefore usually rely on the provision (by the Client Organisation) of accurate information and assessments by experts when considering the adequacy of these elements. In some cases, it may be appropriate for external walls to be assessed during the FRA but this is limited to low-rise buildings of traditional construction, utilising non-combustible materials, where there is minimal risk of external fire spread. Where the FRA includes an assessment of the external walls, this is based on a non-intrusive visual inspection from ground level and should not be considered as comprehensive.

Floor Heights

Where it is necessary to establish the height of the top storey to determine the applicability of certain regulations this information is expected to have been supplied by the responsible person. Where this is not made available an estimate will be made using a typical floor to floor height value of 3.0m. It should be noted that this might not be accurate in non-typical buildings and may lead to the incorrect application of legislative requirements.

Fire Safety Systems

Where this FRA makes comments about fire safety systems these are assumed to have been designed and installed in accordance with the relevant guidance. Inspections of such systems during the FRA are limited to a visual check with no testing being carried out.

Consents and Approvals

Where new works, alterations or extensions are noted on-site it is assumed that all appropriate consents and approvals have been obtained. Recommendations made in this report may propose works to be completed which are subject to consents or approvals under other legislation. The Client Organisation should ensure that all appropriate consents and approvals are obtained prior to commencement of any such works.

Recommendations

It is assumed that recommendations made in this report will be progressed and carried out by persons who are qualified and competent to do so. Where recommendations made in this report include quantities, these are estimated, indicative values which should not be relied upon without confirmation/remeasurement. Where this report refers to technical guidance such as British Standards it should be taken to be the most recently updated version irrespective of the version cited. If in doubt about any matters relating to the guidance cited reference should be made back to the Fire Risk Assessment Company for clarification.

Where the Client Organisation has completed and approved actions raised in previous fire risk assessments it is presumed in the first instance that these will have been dealt with adequately. Where the Fire Risk Assessment Company finds evidence that previous actions are not completed (or not completed to an acceptable standard) these will be raised again as new actions in this assessment. In effect, this risk assessment represents a snapshot of all outstanding fire safety matters at the time of the inspection.



3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order.

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 12	Requires the responsible person to eliminate or reduce risks from dangerous substances.
Article 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Requires appropriate procedures to be established including the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.
Article 24	Allows the introduction of additional regulations.

Primary Legislation

The Fire Safety Act 2021 commenced on 16 May 2022 and clarifies that the Fire Safety Order (FSO) applies to a building's structure, external walls and any common parts of premises including all flat entrance doors for buildings containing two or more domestic premises.

The Fire Safety (England) Regulations 2022 were introduced under Article 24 of the FSO and commenced on 23 January 2023. The regulations add additional requirements for multi-occupied residential buildings depending on building height.



Secondary Legislation

Section 156 of the Building Safety Act 2022 commenced on 1 October 2023 and amends Articles 21 and 22 of the FSO mainly to extend the requirements for information sharing and cooperation and coordination between duty holders.

3.3 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Contractor Actions		Management Actions	
U	1 day	U	1 day
A	3 months	Man1	1 month
B	12 months	Man2	3 months
C	18 months	Man3	6 months
R	Unlimited	ManR	Unlimited

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

3.4 Client Status of Recommendations

All new actions recommended in the FRA are initially given a Client status of 'Unassigned'.

If the client uses Riskhub to manage actions arising from fire risk assessments this will be updated to reflect the current action status. When the FRA report is generated at a date after the original publication then current Client status values will be shown. The date at which the PDF is downloaded is shown on the front cover of this report.

The Client status for any action is determined by the Client Organisation and is not within the control of the Fire Risk Assessment Company in any way. The main Client status values are shown below:

Client Statuses	
Unassigned	The action has not yet been assigned to a team or individual to resolve, or the client does not use Riskhub for action management.
In Progress	The action has been assigned to a team or an individual to resolve and is currently being worked on or has been submitted for approval and is awaiting sign off and completion.
Completed	The action has been Approved by the relevant person in the Client Organisation and is now closed.

Where an action has a Client Planned Date this indicates that the action has been included, with other actions, into a workplan by the client. The date given is the expected completion for all actions in the work plan.



4. Property Details

UPRN	990021800
Address	1-26, Saddler House, 2, Stour Road, Dagenham, RM10 7FX
Property Designation	GN-Mid Rise

Building Layout Information	
Building Height	15m (estimated)
Total No. of Floors	6
Total No. of Floors (common area only)	6
Total No. of Storeys (ground and above)	6
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	Ground floor entrance, ground floor hallway, stairwell, landings, flat lobbies, sampled of services/riser cupboards, mains electrical intake cupboard, rear of building, bin stores,
Areas of the Building to Which Access was not Available	Plant room, Flats other than those sampled
Total Number of Flats/Bedsits/Bedrooms (as applicable)	26
Number Accessed off the Common Area	26
Flats/Bedsits/Bedrooms Sample Inspected	Flat 3, 20, 23
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	1



Building Layout Description

An attached six storey general needs block consisting of a total of 26 self contained flats (The block is attached to Mason Apartment to the right hand side). The main entrance located to the front of the property leads into a small entrance and onwards to the ground floor hallway containing the entrance doors for flats 2 & 3, the passenger lifts, the mains electrical intake cupboards, a rear exit door and the stairwell door. Flat 1 is located on the ground floor and has separate external access / egress on the ground floor to the rear of the property. There is a communal staircase, and two passenger lifts which access to the upper floors. The bin store is externally accessed via front of the property and the plant room accessed from within the bin store. Undercroft parking spaces are located to the rear of the building. The first - fourth floors are provided with flat lobbies, each containing five flats and four services/riser cupboards. The fifth floor is provided with a flat lobby containing three flats and four services/riser cupboards. An AOV system is installed within the building. A dry rising main is also provided.

Construction Information

Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	2023
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Masonry - Cavity
External Wall Finish Type	Brick
Roof Type	Flat
Other Construction Information	No other construction information provided

External Wall Assessment

Fire Safety (England) Regulations 2021 applicable	Yes
Has an assessment of the external walls been provided?	No
Is the external wall construction of sufficiently low risk for visual assessment?	No

Wall Attachments and Features

Are the attachments or features considered likely to contribute to external fire spread?	No
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Window and Door Details

Are the windows and doors considered likely to contribute unduly to external fire spread?	No
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Spandrel and Infill Panel Details	
Are the spandrel and/or infill panel considered likely to contribute unduly to external fire spread?	No

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of Any Onsite Management	Occasional staff attendance expected, low numbers anticipated
Person Managing Fire Safety in the Premises	London Borough of Barking and Dagenham
Person Consulted During the FRA	Colin Trew - LBBD Scheme manager
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	Occasional staff attendance expected - low numbers anticipated
Number of Members of the Public (maximum estimated)	Residential - low number
Comments	Residential block - low number of visitors expected at any one time
Identified People Especially at Risk	General Needs - No information
Comments	No information, however, General Needs premises so occupants are typical of the general population

Other Information	
Fire Loss Experience (since last FRA)	No fire loss observed at the time of inspection with no history of fire loss advised
Any Other Relevant Information	This is an enhanced type 1 FRA, to include a sample (10%) of flats (subject to access) to check fire alarm systems, means of escape, compartmentation and significant risk factors (such as hoarding).

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.



Fire Safety Legislation	
Main Fire Safety Legislation Applying to these Premises	01) Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act (2021)
Other Applicable Legislation	04) Housing Act 2004 05) The Fire Safety (England) Regulations 2022 06) The Building Safety Act 2022 - Section 156

Fire Safety Guidance	
Main Fire Safety Guidance Used in this Assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2011
Other Key Fire Safety Guidance Referred to	00) BS 9792:2025 Fire risk assessment. Housing. Code of practice



5. FRA Questionnaire

General

Applicability of Fire Safety (England) Regulations 2022

Question - 1.0	Will the premises being assessed fall within the scope of The Fire Safety (England) Regulations 2022?
Answer	Yes - Residential over 11m and under 18m
Comments	The premises contain two or more sets of domestic premises and a common escape route and have an estimated top storey height of between 11m and 18m from the lowest ground level when measured in accordance with Appendix D to Approved Document B1. The premises are therefore within the scope of The Fire Safety (England) Regulations 2022.

Assessment Type

Question - 2.0	What type of fire risk assessment does this report constitute?
Answer	Re-assessment
Comments	Savills has previously completed one or more Type 1 fire risk assessments on this property. Where actions have been raised in previous reports which remain outstanding it is Savills policy not to duplicate these in this Type 1 assessment - these actions will instead be listed in Section 2.2 'Recommendations from Previous Assessments'.

Main Property Use

Question - 3.0	Which of the following categories best describes the main use of the property?
Answer	General Needs Flats

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1	Was access gained to the electrical intake/meter cupboard(s) for the building?
Answer	Yes
Comments	The electrical intake/meter cupboard for the premises was accessed at the time of inspection.

Question - A.2	Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)
Answer	Yes
Comments	The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test:- 09/01/2023



Question - A.3	Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)
Answer	Yes
Comments	No defects were noted in the common area fixed electrical installation (from cursory visual inspection only).

Question - A.4	Are portable electrical appliances and other electrical equipment in the common areas included in an effective Inspection and Testing of Electrical Equipment (ITEE) programme? (Formerly PAT)
Answer	Not Applicable
Comments	No portable electrical appliances were seen within the common areas during this inspection.

Question - A.5	Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?
Answer	Yes
Comments	Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so this is presumed to be the case.

Question - A.6	If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?
Answer	Not Applicable
Comments	No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

B. Smoking Policies

Question - B.1	Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)
Answer	Yes
Comments	Residents who wish to smoke can do so within their private accommodation only.

Question - B.2	Is there a policy in place to prevent or restrict smoking within the building?
Answer	Yes
Comments	Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006 and residents are permitted to smoke within their private accommodation only.



Question - B.3	Does the policy in relation to smoking appear to be observed?
Answer	Yes
Comments	No evidence of illicit smoking was seen in the common area at the time of inspection.

Question - B.4	Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?
Answer	Yes
Comments	Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

C. Arson

Question - C.1	Are the premises adequately secured to protect against the risk of arson by intruders? (Please state how)
Answer	Yes
Comments	The entrance door to the premises is fitted with an intercom and door release system and was locked at the time of inspection.

Question - C.2	Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)
Answer	Yes
Comments	Waste bins were stored in a secure integral bin storage room located to the front of the property.

Question - C.3	Is fire load close to the premises minimised?
Answer	Yes
Comments	There was no unnecessary fire load noted close to the building at the time of inspection.

D. Space Heating

Question - D.1	Are the common areas of the building provided with any form of fixed space heating system? (State type provided)
Answer	No
Comments	The common area has no form of fixed heating and individual residential units have their own heating systems.



Question - D.3	Are the common areas of the building provided with any form of portable space heating system? (State type provided)
Answer	No
Comments	No portable heaters were noted within the common area at the time of inspection.

E. Cooking

Question - E.1	Are common cooking facilities provided in the building?
Answer	No
Comments	No common cooking facilities are provided in the premises.

F. Lightning

Question - F.1	Does the building have a lightning protection system installed?
Answer	Not Applicable
Comments	No lightning protection system was identified but given the height and design of the building, it is considered unlikely that one is required.

G. House-Keeping

Question - G.1	Is the property regularly cleaned to prevent the build up of combustibles?
Answer	Yes
Comments	No cleaning rota is displayed but the common area is clean and tidy.

Question - G.2	Are combustible items kept clear from sources of ignition such as electrical equipment?
Answer	Yes
Comments	The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

Question - G.3	Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?
Answer	Yes
Comments	The common escape routes were clear of combustible materials and waste at the time of inspection.

Question - G.4	Are escape routes kept clear of any trip hazards or obstructions?
Answer	Yes
Comments	The common escape routes were clear of any trip hazards at the time of inspection.



Question - G.5	Are any hazardous materials being stored on the premises and if so are the storage arrangements appropriate?
Answer	Not Applicable
Comments	No hazardous materials were noted in the common area at the time of inspection.

Question - G.5a	Are there shared laundry facilities provided on-site, and if so are clothes dryer filters regularly checked and cleared of lint build up?
Answer	Not Applicable
Comments	There are no shared laundry facilities in the building.

Question - G.5b	Are there private balconies present and if so is there a policy in place and communicated to residents on what can and cannot be stored and used on balconies?
Answer	Not Known
Comments	There are private balconies present to flats. It could not be confirmed that there is a policy in place and communicated to residents on what can and cannot be stored and used on balconies.
Recommendation	It should be confirmed/ensured that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.
Photo	

Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1768587
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Question - G.6	Are all other house-keeping issues satisfactory [1]?
Answer	Yes
Comments	There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1	Are fire safety conditions, controls and restrictions (such as hot working permits etc.) in place for those carrying out work on the premises covering both contractors and in-house staff?
Answer	Not Known
Comments	No information was available to confirm if fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises. LBBB have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.



I. Dangerous Substances

Question - I.1	Are any 'dangerous substances' covered by the Dangerous Substances and Explosives Atmospheres Regulations 2002 noted being stored or in use within the property?
Answer	No
Comments	No dangerous substances were noted being stored or in use at the time of inspection.

J. Other Significant Hazards

Question - J.1	Are all other Fire Hazard issues considered satisfactory? [1]
Answer	Yes
Comments	There were no other fire hazard issues noted at the time of inspection.

General Fire Protection Measures

K. Means of Escape

Question - K.1	Is the escape route design deemed satisfactory? (Consider current design codes)
Answer	Yes
Comments	The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.

Question - K.2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)
Answer	Yes
Comments	The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report).

Question - K.3	Is there adequate provision of exits for the numbers who may be present?
Answer	Yes
Comments	The provision of exits is considered adequate for the number of people expected to be present.

Question - K.4	Is there adequate exit width for the numbers who may be present?
Answer	Yes
Comments	The exit widths provided appear adequate for the numbers expected to need to use them in an evacuation.



Question - K.5	Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?
Answer	Yes
Comments	All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

Question - K.6	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)
Answer	Yes
Comments	Doors or gates on escape routes are provided with electrically operated access control systems.

Question - K.7	Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?
Answer	Yes
Comments	The entrance door to the premises has a green break-glass point fitted which overrides the access control system.

Question - K.7a	From visual inspection, is the access control system in good working condition? (In particular consider access controls linked to the fire alarm system in high-rise buildings).
Answer	Yes
Comments	From visual inspection, the access control system appears to be in good working condition.

Question - K.8	Is the direction of opening of final exit doors considered appropriate and are inward opening doors avoided where they are expected to accommodate more than 60 people evacuating?
Answer	Yes
Comments	Doors on escape routes open in the direction of escape.

Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Travel distances appear to be in line with that allowed in LGA - 'Fire safety in purpose-built blocks of flats' - 2012, section 58.24 - Flats served by a single escape stairway. Within 7.5m from the furthest flat entrance door to the stair lobby door within vented lobbies.

Question - K.10	Are the precautions for all inner rooms suitable?
Answer	Not Applicable
Comments	No inner rooms were identified at the time of inspection.



Question - K.11	Are escape routes adequately separated from each other, with fire resisting construction where required?
Answer	Not Applicable
Comments	There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.

Question - K.12	Are corridors sub-divided with a cross-corridor fire resisting door where required?
Answer	Not Applicable
Comments	No corridors requiring cross-corridor fire doors were noted in the property.

Question - K.13	Do escape routes lead to a place of safety?
Answer	Yes
Comments	Escape routes lead to a place of safety.

Question - K.14	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
Answer	Not Applicable
Comments	The stairs and lobbies are provided with an automatic smoke ventilation system. See K.15.

Question - K.15	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
Answer	Yes
Comments	The building is provided with an automatic smoke ventilation system comprising of external window AOVs within the flats lobbies and an AOV at the head of the stairs controlled by smoke detection within the flats lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.

Question - K.15b	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?
Answer	Yes
Comments	The automatic smoke control system provided appears adequate for the building design and layout and in good condition. This is based on a visual assessment only with no testing of the operation and cause and effect.



Question - K.16	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider Information for Residents, PEEPs, PCFRAs, Assistance Needs, Staffing Levels etc.)
Answer	Not Known
Comments	General Needs - There was no evidence of or information about the building having occupants with disabilities at the time of inspection. However, it could not be confirmed that residents are advised to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. LBBB have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - K.17	Are all other means of escape issues satisfactory? [1]
Answer	Yes
Comments	There were no other means of escape issues noted at the time of inspection. Flat 3; no issues, Flat 20; no issues; Flat 23; no issues,

Question - K.19	What is the current evacuation strategy for the property?
Answer	Stay Put
Comments	The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Question - K.20	Is the current evacuation strategy for the property considered appropriate?
Answer	Yes
Comments	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

Question - K.21	What is the recommended evacuation strategy for the property?
Answer	Stay Put

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1	Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)
Answer	Yes
Comments	Flat entrance doors appear to be FD30 timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).



Question - L.2	Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?
Answer	Yes
Comments	The fire rated flat entrance doors appear to be in good condition.

Question - L.2a	Are flat entrance fire doors checked at least every 12 months on a 'best endeavours' basis, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?	
Answer	Not Known	
Comments	It could not be confirmed that a programme of annual checks to flat entrance doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.	
Recommendation	It should be confirmed/ensured that a programme of annual checks to flat entrance doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1768591

Question - L.3	Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There is no glazing present to any flat entrance doors in this property.

Question - L.4	Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no fanlights over the flat entrance doors in these premises.

Question - L.5	Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no side panels to the flat entrance doors in this property.

Question - L.6	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?
Answer	Yes
Comments	An adequate self-closing device was fitted to the entrance door of sampled flat 3, 20, 23. No access to other flats.



Question - L.7	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?
Answer	Yes
Comments	Intumescent strips and cold smoke seals were fitted to the entrance door of sampled flat 3, 20, 23. No access to other flats.

Question - L.8	Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)
Answer	Not Applicable
Comments	There are no letterboxes fitted to flat entrance doors in these premises.

Question - L.9	Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]
Answer	Yes
Comments	There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1	Are all common area doors and frames requiring fire resistance appropriately fire rated?
Answer	Yes
Comments	All common area fire doors and/or frames appear to be appropriately fire rated. FD30S Timber fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?
Answer	Yes
Comments	All common area fire rated fire doors and frames appear to be in good condition.

Question - M.2a	Are communal area fire doors checked at least every 3 months, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?
Answer	Not Known
Comments	It could not be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place. This is required in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.
Recommendation	It should be confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.

Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1768592
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Question - M.3	Is all glazing to common area fire doors appropriately fire rated?
Answer	Yes
Comments	All glazing to common area fire doors appears to be appropriately fire rated.

Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no fanlights/side panels to common area fire doors in this property.

Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?
Answer	Yes
Comments	Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	Yes
Comments	Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7	Is the ironmongery fitted to common area fire doors considered satisfactory? (consider locks, hinges, hold-open devices, leaf selectors etc.)
Answer	No
Comments	No suitable locking devices were provided to the services risers/cupboards. Damage to the riser cupboards locking devices located on the ground ,4th, 5th floor
Recommendation	The doors noted should be provided with a suitable locking device.
Photo	

Priority: B	Quantity: Known (3); Potential (3)	Action ID: 1768588
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Question - M.8	Are common area fire door sets adequate otherwise? [1]
Answer	Yes
Comments	No other common area fire door issues noted at the time of inspection.



N. Emergency Lighting

Question - N.1	Is emergency lighting provided where required within the building? (if 'Yes' then describe provision)
Answer	Yes
Comments	Charging indicators to lighting units and/or test switches were noted confirming that emergency lighting is provided to the common areas of the premises.

Question - N.2	From visual inspection, does the emergency lighting system appear to be in good working order?
Answer	Yes
Comments	The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).

Question - N.3	From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)
Answer	Yes
Comments	The coverage of the emergency lighting provided appears to be adequate.

O. Fire Safety Signs, Notices, Plans and Information to Residents

Question - O.1	Is there adequate provision of appropriate Fire Action Notices, clearly displayed within the common areas, which include instructions on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Yes
Comments	A suitable residential Fire Action Notice detailing the Stay Put strategy in place, how to report a fire, and what action to take once a fire has occurred was clearly displayed within the common area.

Question - O.1a	Are residents provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter) which includes information on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Not Known
Comments	It could not be confirmed that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.



Question - O.2	Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)
Answer	No
Comments	Fire door signage is missing/incorrect to the electrical riser cupboards on the 5th and 4th floors. 'Fire door keep locked' required.
Recommendation	Provide 'Fire door keep locked' signage to the electrical riser cupboard fire doors as noted.
Photo	

Priority: C	Quantity: Known (6); Potential (6)	Action ID: 1768593
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Question - O.2a	Is information about fire doors, as required by the Fire Safety (England) Regulations 2022, provided to new residents when they move in and reissued to all residents annually?
Answer	Not Known
Comments	It could not be confirmed that fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is required to be provided to new residents when they first move in and reissued annually to all residents. LBBB have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - O.3	If required, is directional/exit signage adequate?
Answer	Yes
Comments	Directional and exit signage is considered adequate.

Question - O.4	Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)
Answer	Yes
Comments	No other fire safety signs issues were noted at the time of inspection.



P. Means of Giving Warning in Case of Fire

Question - P.1	Has the building got a BS 5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
Answer	Yes
Comments	There is a BS5839-1 L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided.

Question - P.2	From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?
Answer	Yes
Comments	The common area fire detection/alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).

Question - P.3	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
Answer	Yes
Comments	The BS5839-1 category L5 automatic fire detection system within the common areas of the building is appropriate for control of the smoke ventilation system. This comprises a fire detection system control panel and smoke detection throughout the common area. Manual call points and fire alarm sounders are not provided and are not required.

Question - P.5	Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?
Answer	Yes
Comments	A suitable Grade D smoke alarm was noted within the entrance hallway of sample flat 3, 20, 23. No access to other flats. Flat 3; Smoke detectors in hallway, lounge and heat detector in kitchen, appears to be Grade D LD2. Flat 20; Smoke detectors in hallway and heat detector in kitchen, appears to be Grade D LD2. Flat 23; Smoke detectors in hallway and heat detector in kitchen, appears to be Grade D LD2.

Question - P.5a	Is a rolling programme of checks in place to ensure that individual smoke alarm systems to flats are fitted and remain effective?
Answer	Not Known
Comments	It could not be confirmed that there is a rolling programme in place to check that flats are fitted with an adequate Grade D LD3 (or better) smoke alarm system. LBBB have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.



Question - P.6	Is the common fire detection and alarm system provided with a remote monitoring facility such as a connection to an Alarm Receiving Centre?
Answer	Not Applicable
Comments	There is no requirement for the common fire alarm system installed in this property to be connected to an alarm receiving centre.

Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]	
Answer	No	
Comments	The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off.	
Recommendation	An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons.	
Photo		
Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1768589

Question - P.10	Are all other fire detection and alarm system issues satisfactory? [2]
Answer	Yes
Comments	There were no other fire detection/alarm system issues noted at the time of inspection.

Q. Limiting Fire Spread

Question - Q.1	In general, from a limited visual inspection of the areas accessed during this Type 1 FRA, is the level of compartmentation considered adequate for the use and evacuation strategy for the property? (Consider conversions and non-traditional construction).
Answer	Yes
Comments	The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Question - Q.1a	From a limited visual inspection of the areas accessed during this Type 1 FRA was the building free from obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey?
Answer	Yes
Comments	No obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey were noted. As this is based on a limited visual inspection of the areas accessed during this Type 1 FRA it should not be considered as conclusive evidence of compliance.



Question - Q.2	Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)
Answer	Yes
Comments	Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report).

Question - Q.3	Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?
Answer	No
Comments	The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Cable penetration breaches noted throughout within all floor cupboards
Recommendation	The holes noted should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 60 minutes.
Photo	

Priority: B

Quantity: Known (5); Potential (5)

Action ID: 1768590

Question - Q.4	Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)
Answer	Yes
Comments	Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

Question - Q.5	Is the building provided with refuse chute facilities for the disposal of rubbish by residents?
Answer	No
Comments	No refuse chute is provided in the property.

Question - Q.6	Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?
Answer	Not Applicable
Comments	There were no roof voids noted above the common areas - the building has a flat roof.



Question - Q.7	Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)
Answer	Yes
Comments	The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.

Question - Q.8	Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?
Answer	Not Applicable
Comments	There are no electrical meter cabinets recessed into flat compartment walls in this property.

Question - Q.9	If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)
Answer	Not Known
Comments	A central mechanical ventilation system is installed in the building with ventilation grills located at strategic points (ceiling vents noted within the stairwell landings). It could not be confirmed that the system was designed and installed to prevent the transfer of fire and smoke through the building. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - Q.10	Are wall and ceiling linings of an appropriate classification to limit the spread of flame over their surface and have a low rate of heat release? (Surface spread of flame classification)
Answer	Yes
Comments	The wall and ceiling linings would appear to be appropriate to resist the spread of flame over their surface and have a low rate of heat release.

Question - Q.10a	Are wall and ceiling linings of appropriate construction and materials to provide the required period of fire resistance?
Answer	Yes
Comments	The wall and ceiling linings appear appropriate to provide the required period of fire resistance.

Question - Q.11	If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?
Answer	Not Applicable
Comments	There were no soft furnishings noted within the common areas at the time of inspection.



Question - Q.12	If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?
Answer	Not Applicable
Comments	There were no curtains or drapes noted within the common areas at the time of inspection.

Question - Q.13a	Has the assessor been provided with full details of the external wall construction of the building? (Including details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc).
Answer	No
Comments	Sufficient details of the external wall construction of the building have not been provided for the purposes of this fire risk assessment. This should include, as appropriate, details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc.

Question - Q.13d	Is the external wall construction of the building of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment?
Answer	No
Comments	The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. Unknown fire rating wall and attached balcony material A specialist survey will be required. LBBB have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - Q.14	Are all other fire spread/compartmentation issues satisfactory? [1]
Answer	Yes
Comments	There were no other fire spread/compartmentation issues noted at the time of inspection. Flat 3, no breaches noted; Flat 290 no breaches noted; Flat 23, no breaches noted;

R. Fire Extinguishing Appliances

Question - R.1	Are portable fire extinguishers provided in the building? (Give details of any provision)
Answer	Not Applicable
Comments	Portable extinguishers are not provided in this building and are not required given the use and occupancy type.

S. Other Fire Safety Systems and Equipment

Question - S.1	Is the building provided with drop key override switch facilities for Fire and Rescue Service access?
Answer	Yes
Comments	A drop key override switch facility is provided.



Question - S.1a	Does the drop key override switch facilities for Fire and Rescue Service access appear to be in good condition?
Answer	Yes
Comments	The drop key switch worked satisfactorily when tested.

Question - S.2	Is the building provided with a fire main system? (Dry or wet riser etc.)
Answer	Yes
Comments	The building is provided with a fire mains:- Dry riser inlet to the front of the building with dry riser outlets located on the staircase landings of the upper floors.

Question - S.2a	Does the fire main system appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	There were no obvious issues noted with the fire main

Question - S.3	Is the building provided with a firefighting lift, an evacuation lift or an old-standard 'fireman's' lift?
Answer	No
Comments	The building has a passenger lift but this is not used for fire safety purposes.

Question - S.4	Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)
Answer	No
Comments	The building has no apparatus for the evacuation of people with disabilities.

Question - S.5	Is a sprinkler system provided within the building? (provide details of type and extent)
Answer	No
Comments	A sprinkler system is not provided in the block as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.

Question - S.6	Are hose reels provided within the building?
Answer	No
Comments	Hose reels are not provided within the building.



Question - S.7	Is the building provided with a BS 8629 Evacuation Alert System for use by the Fire and Rescue Service?
Answer	No
Comments	A BS 8629:2019 Evacuation Alert System is not provided in the building and is not required to be retrofitted.

Question - S.8	Are fire doors in the building fitted with automatic hold-open or free-swing devices? (Electromagnetic, Dorgards etc.)
Answer	No
Comments	Fire doors in the building are not fitted with automatic hold-open or free-swing devices.

Question - S.9	Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)
Answer	No
Comments	There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements

Question - T.1	Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than GN-Low Rise and GN-Mid Rise).
Answer	Management Section Not Required
Comments	The Property Designation is GN-Mid Rise. Completion of the Management Section questions is not required for this low-risk property type.

V. Testing and Maintenance

Question - V.1	Is the fire detection/alarm system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5839-1 / BS 5839-6)
Answer	Not Known
Comments	No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out. There is a BS5839-1 category L5 automatic fire detection system within the common areas of the building which would appear to be provided for control of the smoke ventilation system only. LBBB have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.



Question - V.2	Is the emergency lighting system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5266-1 and BS 5266-8)
Answer	Yes
Comments	There was evidence available on-site to confirm that regular inspection, testing and servicing of the emergency lighting system is being carried out in accordance with BS EN 50172/BS 5266-8 and BS 5266-1. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - V.4	Is the fire main inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9990)
Answer	Not Known
Comments	No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out. Fire mains. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - V.7	Is the smoke control system inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 9999)
Answer	Not Known
Comments	No evidence was available on-site to confirm that regular inspection, testing and servicing of the system/equipment is being carried out. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - V.8	Are access control systems inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (e.g. NCP 109.2)
Answer	Not Known
Comments	No evidence was available on-site to confirm that regular inspection, testing and servicing of the access control system are being carried out. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Question - V.9	Are drop key override switch facilities for Fire and Rescue Service regularly checked to ensure that they remain operational?
Answer	Not Known
Comments	No information was available to confirm that the drop key override switch facility for the Fire and Rescue Service is regularly checked to ensure that it remains operational. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.



W. Records

Question - W.5	Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?
Answer	Not Known
Comments	It could not be confirmed if there is a manual or digital system in place, locally or centrally, to record relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment. LBBD have indicated that the previous recommendation is 'Assigned' via the client portal in Risk Hub and therefore it has been marked as 'Appears Unresolved' in this FRA.

Additional Issues

X. Electrical Services

Question - X.1	If present, are surface mounted wiring systems within the common escape routes supported in accordance with BS 7671 (as amended) such that they will not be liable to premature collapse in the event of fire?
Answer	Not Applicable
Comments	There were no surface mounted wiring systems noted within the common escape routes.

Question - X.2	Is the building provided with a solar photovoltaic (PV) microgeneration system?
Answer	No
Comments	No evidence was seen to indicate that a solar PV system is installed on the building.

Question - X.3	Is the building provided with any electrical vehicle (EV) charging points, either internally or in close proximity to the external façade?
Answer	No
Comments	There were no electric vehicle charging points noted.

Question - X.4	Is there any evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within common parts?
Answer	No
Comments	There was no evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within the common parts.

Y. Gas Services

Question - Y.1	Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)
Answer	No
Comments	There were no gas installations noted within the common parts of the building.



Z. Other Issues

Question - Z.1	Are all other issues deemed satisfactory? [1]
Answer	Yes
Comments	There were no other relevant issues noted at the time of inspection. Flat 3, no issues; Flat 20, no issues; Flat 23, no issues;

Question - Z.4	Confirm that contemporaneous notes have been made of this assessment and photographs of them have been attached to the comments.
Answer	Notes confirmed and photos added
Comments	It is confirmed that contemporaneous notes have been taken of this assessment. Photographs of the notes have been attached to this comment in the Riskhub Surveyor Portal and are available in the property record as evidence required for BAFE Certification.

Assessment Risk Rating

Assessment Risk Rating

Question - 1	Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:
Answer	Medium
Comments	Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

Question - 2	Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:
Answer	Moderate Harm
Comments	Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

Question - 3	The derived assessment risk rating of the property is:
Answer	Moderate

Question - 4	On satisfactory completion of all remedial works the risk rating of this property may be reduced to:
Answer	Tolerable
Comments	The overall risk level will be Tolerable once any recommendations from this report and any outstanding from previous reports have been completed.



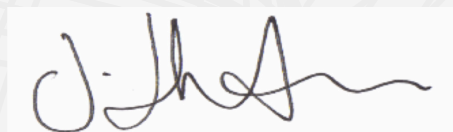
6. BAFE Certificate

Part 1a	NSI Life Safety Fire Risk Assessment Silver Approved Organisation: Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part 1b	BAFE Registration Number: NSI00539
Part 2	Name of Client: London Borough of Barking and Dagenham
Part 3a	Address of premises for which the fire risk assessment was carried out: Saddler House, 2, 1-26, Stour Road, Dagenham, RM10 7FX
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 30 April 2026
Part 6	Recommended date for review of the fire risk assessment: 30 April 2027
Part 7	Certificate Number: 484081

This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organisation:



John Herbison FCABE MIFireE (Director)



Date of issue: 30 April 2026

About this Certificate

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI. NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above. Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract. NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Additional Notes

1. "SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE)
2. Life Safety Fire Risk Assessment Silver is an Approval Scheme of the National Security Inspectorate, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY.
3. BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH. RS 8071.3 Sept 2018